

FREQUENTLY ASKED QUESTIONS AND ANSWERS REGARDING ACQUISITION PHASE

PROJECT: Market Street & Fifth Street Improvements **PROJECT NUMBERS: STP-5507 (607) & TAP-5445 (613)**

Road and Bridge projects designed to benefit the public often result in the need for acquisition of private property.

Q: How are my property rights protected?

A: To provide uniform and equitable treatment, land acquisition procedures where federal funds are involved and governed by Federal and State Laws. A written letter will be provided advising you of your property rights.

Q: When will I receive my offer for acquisition?

A: Once the fair market value has been determined a written offer will be made. This offer will be either hand delivered or sent by certified mail.

Q: How is property valued?

A: The Law requires that all private property taken for public use be compensated based on fair market value. Values are determined based on comparable land sales in the area.

Q: What is the process after the written notice?

A: We are required to give at least 30 days for you to consider the offer and answer any questions you may have regarding the written offer and or the effects the project may have on your property.

Q: When an agreement has been reached, when will Jefferson County take possession of your property?

A: When you have accepted the offer, the proper deeds and or easements will be signed. A check will be requested, and once the owner has been paid the purchase price, documents will be recorded in the Jefferson County Records.

Q: What happens if an agreement cannot be reached in a reasonable time?

A: After good faith negotiations have been made and an agreement cannot be reached, Jefferson County may proceed with eminent domain.

FREQUENTLY ASKED QUESTIONS AND ANSWERS REGARDING CONSTRUCTION PHASE

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Q: What is the estimated start date of this project?

A: Spring of 2026 is anticipated if we don't encounter further delays.

Q: What is the estimated length of time to complete the project?

A: The estimated length of time would be one construction season (9 months).
Construction will be avoided during the Strawberry and Apple Butter Festivals.

Q: Will the road remain open during the project?

A: Staging of the project is not completed at this time, however; the roads should be kept open to traffic (one-way).

Q: Will I be able to always access my property during the project?

A: There may be short periods of time when your drive/entrance is blocked by construction operations, but you will have access.

Q: Who will construct the bridge/road project?

A: The project will be put out to bid to contractors and it will be awarded to the lowest MoDOT approved bidder.

Q: Who will oversee this project?

A: Jefferson County will assign at least one project manager and one inspector to each project. The Jefferson County inspector will be on site each day the contractor is present.

Q: Will there be an alignment change?

A: No. However, Market Street will become One-Way with traffic going from Fourth to Front Street.

Q: Will mail service be interrupted?

A: No.

Robert Russell
Phone Number: (636) 797-5342